



# CITY OF LODI COUNCIL COMMUNICATION

TM

**AGENDA TITLE:** Set Public Hearing for August 1, 2012, to

- A. Consider Resolution Approving Master Plans for Water, Wastewater, Storm Drainage and Bicycle
- B. Certify the Negative Declaration as Adequate Environmental Documentation for the Master Plans for Water, Wastewater, Storm Drainage and Bicycle
- C. Consider Resolution Approving Impact Mitigation Fee Program Report
- D. Consider Resolution Approving Impact Mitigation Fee Program Schedule of Fees

**MEETING DATE:** June 20, 2012

**PREPARED BY:** Public Works Director

**RECOMMENDED ACTION:** Set public hearing for August 1, 2012, to:

- A. Consider resolution approving master plans for water, wastewater, storm drainage and bicycle
- B. Certify the negative declaration as adequate environmental documentation for the master plans for water, wastewater, storm drainage and bicycle
- C. Consider resolution approving Impact Mitigation Fee Program report
- D. Consider resolution approving Impact Mitigation Fee Program schedule of fees

**BACKGROUND INFORMATION:** In 1991, City Council approved the Impact Mitigation Fee Program (IMFP) that established impact fees in the categories of water, wastewater, storm drainage, streets, police, fire, parks, and general City facilities. An electric utility impact fee was established in 2007. Over the past 20 years, there have been few major changes to the program, though minor updates were performed. Generally, the program has been effective in delivering projects to serve the demand for facilities presented by new development.

The new General Plan for the City was adopted on April 7, 2010. It is the proper time to perform an overhaul of the Impact Mitigation Fee Program. A number of General Plan policies were adopted that apply to the actions to be considered by the City Council as listed and paraphrased below:

- A. GM-P11 – Prepare master plan documents as necessary during the planning period to address the infrastructure needs of existing and projected growth, and to determine appropriate infrastructure provision for each phase.
- B. GM-P5 – Update impact fee system to balance the need to sufficiently fund needed facilities and services without penalizing multifamily housing or infill development.
- C. CD-P10 – Incentivize rehabilitation and adaptive reuse of buildings, especially east of the railroad, particularly on Main and Stockton streets in the Downtown Mixed Use district, through development review, permitting and fee processes.
- D. CD-P12 – Provide incentives, through the development review, permitting and fee processes, to redevelop underutilized properties located within the Mixed Use Corridors.
- E. CD-P24 – Use bike lanes, trails, or linear parkways to improve connectivity throughout the City and, in particular, between housing located south of Kettleman Lane and amenities north

APPROVED:

A handwritten signature in black ink, appearing to read "Konradt Bartlam".

Konradt Bartlam, City Manager

Set Public Hearing for August 1, 2012, to

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June 20, 2012

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of Kettleman Lane. These pathways should employ easy and safe crossings and connect to destinations such as Downtown, shopping centers, and/or schools.

Master plans for water, wastewater, storm drainage and bicycle infrastructure have been prepared in conjunction with the IMFP. The General Plan identified conceptual master plans for transportation and parks that have been incorporated into the development of projects in these two areas needed to serve future development.

An initial study/mitigated negative declaration (IS/MND) for the master plans for water, wastewater, storm drainage and bicycle infrastructure has been prepared and distributed for public comments by the Community Development Department. The significance determination reached after analyzing the impacts of the project consisting of the four infrastructure master plans has been "less than significant" or "no impact" for all four master plans.

The IMFP report presents details regarding the assumptions, methodologies, facilities standards, projects, costs and cost allocation factors used to establish the nexus between the fees and the development upon which the fees will be levied. The Technical Appendix to the IMFP report includes the detailed project descriptions, cost estimates, cost allocation factors and fee calculations. The Executive Summary of the IMFP report is provided as Exhibit 1. The IMFP report has been distributed to representatives of the building community and others that expressed interest in the project. A copy of the IMFP report is available at the Public Works Department and on the City's website. A summary of the significant changes from the existing IMFP incorporated are presented below.

1. There will no longer be a reimbursement by IMFP for oversized pipe. Reimbursement will be secured via a City Council approved reimbursement agreement amongst the benefitting properties.
2. Water and wastewater treatment capacity charges will be based upon the size of the water meter needed to serve the property.
3. New developments will be responsible for constructing one-half of the fronting road improvements. IMFP will be responsible for constructing median improvements along Harney Lane and Hutchins Street.
4. Electric Utility capacity charge will be based upon the panel size serving the property and will apply to all incorporated areas of the City.
5. New developments will be responsible for constructing neighborhood parks. IMFP will be responsible for constructing community and regional park facilities.
6. Residential IMFP fees will be based upon dwelling unit equivalents (DUE). One DUE equals the demand for service represented by a single-family low-density residential unit.
7. Nonresidential IMF fees will be based upon building square feet, except for storm drainage that will be based upon the acreage of the project.
8. Limited exceptions for nonresidential transportation IMF fees will be allowed, as determined by the Public Works Director, based upon demonstrated significant deviation from IMFP assumptions for employee density and trip generation.
9. Art in Public Places IMFP fee will be a stand-alone fee.

Set Public Hearing for August 1, 2012, to

- A. Consider Resolution Approving Master Plans for Water, Wastewater, Storm Drainage and Bicycle
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June 20, 2012

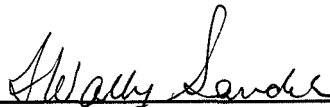
Page 3

Preparation of the IMFP report and associated fee schedules was a 24-month long collaborative effort between the City Council, staff and the development community. Five Shirtsleeve Session presentations were made to the City Council. Eighteen meetings were held with the project team, including staff, consultants and the development community. Five of those meetings were focused on determining the assumptions, objectives, and scope of work needed to complete the update to the existing IMFP. These occurred prior to award of the consulting contract to Harris & Associates, the project engineering and planning consultant. Thirteen additional meetings focused on the step-by-step development of project descriptions, costs analyses, nexus relationships and fee calculations.

At the August 1, 2012 City Council meeting, a public hearing will be conducted to receive public comment on the infrastructure master plans, the IS/MND and the IMFP report. Council approval of the master plans, IMFP report and IMFP schedule of fees will lead to the introduction of various Lodi Municipal Code amendments needed to implement the IMFP.

**FISCAL IMPACT:** Not applicable.

**FUNDING AVAILABLE:** Not applicable.

  
\_\_\_\_\_  
F. Wally Sandelin  
Public Works Director

FWS/pmf  
Attachment

# I. EXECUTIVE SUMMARY AND INTRODUCTORY SECTIONS

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## INTRODUCTION

The City of Lodi (City) is located in the San Joaquin Valley, approximately 10 miles north of Stockton and 35 miles south of Sacramento. Incorporated in 1906, the City has grown to a current population of more than 62,000. Corresponding to this population growth, the San Joaquin Council of Government estimates that there are approximately 26,000 jobs in the City. The City's growth is provided for in both the General Plan and the City's Growth Ordinance (LMC 15.34) that allows for an increase in population of 2% per year.

Increased population and employment in the City will lead to increased demand for public infrastructure and services and will ultimately impact infrastructure and the facilities required to provide such services. Where backbone infrastructure and capital facilities are inadequate, permitting development is contrary to the responsibility of local government to protect the public's health, safety, and welfare. Consequently, the City has planned for construction and expansion of backbone infrastructure and capital facilities that will adequately serve current and future development anticipated through 2035.

Funding for these facilities will come from several sources, including the City's Impact Mitigation Fee Program (IMFP); federal, state and local programs; developer contributions; and other funding sources. The IMFP Fees discussed in this report will apply to all future growth within the City projected through 2035.

## PURPOSE OF IMFP

As new development occurs within the City, new backbone infrastructure and capital facilities will be required to meet the demands from future development. Backbone infrastructure and capital facilities will be funded through the City's IMFP, which will contain separate fee categories for each type of infrastructure and capital facility. The IMFP will apply to all future growth anticipated through 2035, except where otherwise noted in this report. The infrastructure and capital facility impact fee categories incorporated in this report include:

- Water Fee;
- Wastewater Fee;
- Storm Drainage Fee;
- Transportation Fee;
- Police Fee;
- Fire Fee;
- General City Facilities Fee;
- Park Fee;
- Electric Utility Fee; and
- Art in Public Places Fee.

The City retained a team of consultants, including Harris and Associates, Goodwin Consulting Group, Inc., Fehr & Peers, The Reed Group, and Vallier Design Associates, to assist it with the update of the IMFP. The fees in the IMFP will be implemented by the Lodi City Council through the adoption of this IMFP report. The IMFP is compliant with the requirements set forth in the Mitigation Fee Act and ensures that a rational nexus exists between the fees and the cost or portion of the cost of the infrastructure and capital facilities attributable to future development.

## **VACANT LAND DESCRIPTION**

The City, in conjunction with input from local developers, reviewed the vacant land within the City and studied past development trends. Based on this review, both residential and non-residential growth forecasts were established. These forecasts form the basis for the analysis presented in this report and are a critical assumption in the determination of infrastructure requirements.

It is assumed that substantial residential growth would not begin to occur until 2015, at which time approximately 100 low density residential units are expected to develop. Development is expected to gradually increase until 2018 at which point the historical average of 240 units per year is assumed. A total of 4,000 low density residential units and 720 medium density residential units are expected to develop through 2035.

Non-residential growth was estimated based on vacant land within the City. It is estimated that by 2035 approximately 2 million square feet of industrial space, just over 1 million square feet of retail, approximately 530,000 square feet of office, and approximately 68,000 square feet of medical will develop.

A more detailed description of this analysis is included in Section 2.

## SUMMARY OF PROPOSED FEES

Tables 1-1 through 1-5 summarize the fees for each component in the IMFP.

**Table 1-1: Water and Wastewater Fees**

<b>Meter Size</b>	<b>Water</b>	<b>Wastewater</b>
5/8-inch meter	\$2,079	\$2,831
3/4-inch meter	\$3,103	\$4,225
1-inch meter	\$5,181	\$7,056
1 1/2-inch meter	\$10,332	\$14,070
2-inch meter	\$16,537	\$22,521
3-inch meter	\$31,026	\$42,253
4-inch meter	\$51,721	\$70,435
6-inch meter	\$103,411	\$140,828
8-inch meter	\$165,464	\$225,333
10-inch meter	\$237,880	\$323,951

**Table 1-2: Transportation, Police, Fire, General City Facilities, Park, and Art in Public Places Fees**

<b>Fee Component</b>	<b>RESIDENTIAL LAND USES</b>			<b>NON-RESIDENTIAL LAND USES</b>		
	<b>Low Density</b> <i>(per Unit)</i>	<b>Medium Density</b> <i>(per Unit)</i>	<b>High Density</b> <i>(per Unit)</i>	<b>Retail</b> <i>(per 1,000 SF)</i>	<b>Office/ Medical</b> <i>(per 1,000 SF)</i>	<b>Industrial</b> <i>(per 1,000 SF)</i>
Transportation	\$711	\$386	\$386	\$1,199	\$872	\$443
Police	\$753	\$634	\$528	\$330	\$528	\$176
Fire	\$385	\$324	\$270	\$338	\$540	\$180
Park	\$3,890	\$3,276	\$2,730	\$406	\$650	\$217
General City Facilities	\$617	\$519	\$433	\$270	\$433	\$144
Art in Public Places	\$80	\$67	\$56	\$35	\$56	\$19

**Table 1-3: Electric Utility Fees**

	<b>240 Volts</b>	<b>480 Volts</b>
<b><u>Single Phase Panel</u></b>		
60 amps	\$248	n/a
100 amps	\$413	n/a
125 amps	\$517	n/a
200 amps	\$826	n/a
400 amps	\$1,653	n/a
600 amps	\$2,479	n/a
<b><u>Three Phase Panel</u></b>		
200 amps	\$1,360	\$2,720
400 amps	\$2,720	\$5,440
600 amps	\$4,080	\$8,159
800 amps	\$5,440	\$10,879
1000 amps	n/a	\$13,599
1500 amps	n/a	\$20,398
2000 amps	n/a	\$27,198
3000 amps	n/a	\$40,796

**Table 1-4: Storm Drainage Fees**

	<b>RESIDENTIAL LAND USES</b>			<b>NON-RESIDENTIAL LAND USES</b>		
	<b>Low Density</b> <i>(per Unit)</i>	<b>Medium Density</b> <i>(per Unit)</i>	<b>High Density</b> <i>(per Unit)</i>	<b>Retail</b> <i>(per Acre)</i>	<b>Office/ Medical</b> <i>(per Acre)</i>	<b>Industrial</b> <i>(per Acre)</i>
Storm Drainage – Zone 1 <sup>1</sup>	\$2,591	\$1,295	\$1,041	\$27,201	\$27,201	\$29,143
<i>1 Applies to future development in the Zone 1 area shown on Figure 6-1. Storm drainage fees will not apply to other development areas that are within the current City limits.</i>						

**Table 1-5: South Wastewater Trunk Line Fees**

Fee Component	RESIDENTIAL LAND USES			NON-RESIDENTIAL LAND USES		
	Low Density <i>(per Unit)</i>	Medium Density <i>(per Unit)</i>	High Density <i>(per Unit)</i>	Retail <i>(per 1,000 SF)</i>	Office/ Medical <i>(per 1,000 SF)</i>	Industrial <i>(per 1,000 SF)</i>
South Wastewater Trunk Line <sup>1</sup>	\$1,181	\$994	\$829	\$1,096	n/a	n/a
<sup>1</sup> Applies only to development that will benefit from construction of the wastewater trunk line serving the southern area of the City.						

## **FEE ADJUSTMENT PROCEDURES**

The fees may be adjusted in future years to reflect revised facility requirements, receipt of funding from alternative sources (i.e., state or federal grants), revised facilities or costs, or changes in demographics or the land use plan. In addition, the fees will be adjusted each year by the Engineering News Record 20-city average construction cost index.

The fee categories summarized in the IMFP may not be applicable to specialized development projects in the City. For example, development of a cemetery, golf course, or stadium would not fall under any of the fee categories in this study. For specialized development projects, the City will review the impacts and decide on the applicable fee.

## **NEXUS REQUIREMENT SUMMARY**

Assembly Bill (AB) 1600, which was enacted by the State of California in 1987, created Mitigation Fee Act - Section 66000 et seq. of the Government Code. The Mitigation Fee Act requires that all public agencies satisfy the following requirements when establishing, increasing, or imposing a fee as a condition of approval of a development project:

1. Identify the purpose of the fee.
2. Identify the use to which the fee is to be put.
3. Determine how there is a reasonable relationship between:
  - A. The fee's use and the type of development project on which the fee is imposed.
  - B. The need for the public facility and the type of development project on which the fee is imposed.
  - C. The amount of the fee and the cost of the public facility or portion of the public facility attributable to the development on which the fee is imposed.

As stated above, the purpose of this IMFP report is to demonstrate that all fee components of the updated IMFP comply with the Mitigation Fee Act. The assumptions, methodologies, facility standards, costs, and cost allocation factors that were used to establish the nexus between the fees and the development on which the fees will be levied are summarized in subsequent sections of this report.



## **LODI MUNICIPAL CODE AMENDMENTS**

The following sections of the Lodi Municipal Code will need to be amended to implement the changes included in the IMFP:

12.12.370  
13.08.130  
13.12.180  
13.12.220  
15.64.010  
15.64.020  
15.64.030  
15.64.050  
15.64.060  
15.67.070  
15.64.080  
16.24.040

The changes included in the IMFP leading to the need to amend the Lodi Municipal Code are described below:

1. There will no longer be a reimbursement by the IMFP for oversized pipe. Reimbursement will be secured via a City Council approved reimbursement agreement amongst the benefitting properties.
2. Water and wastewater treatment capacity charges will be based upon the size of the water meter needed to serve the property.
3. New Developments will be responsible for constructing one-half of the fronting road improvements. The IMFP will be responsible for construction of the median improvements along Harney Lane and Hutchins Street.
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8. Limited exceptions for non-residential Transportation IMF fees will be allowed, as determined by the Public Works Director, based upon demonstrated significant deviation from the IMFP assumptions for employee density and trip generation.
9. The Art in Public Places IMF fee will be a stand-alone fee.



***Please immediately confirm receipt  
of this fax by calling 333-6702***

CITY OF LODI  
P. O. BOX 3006  
LODI, CALIFORNIA 95241-1910

**ADVERTISING INSTRUCTIONS**

SUBJECT: PUBLIC HEARING TO CONSIDER:  
A) RESOLUTION APPROVING MASTER PLANS FOR WATER, WASTEWATER,  
STORM DRAINAGE, AND BICYCLE; B) CERTIFYING THE NEGATIVE  
DECLARATION AS ADEQUATE ENVIRONMENTAL DOCUMENTATION FOR  
THE MASTER PLANS FOR THE WATER, WASTEWATER, STORM DRAINAGE,  
AND BICYCLE; C) RESOLUTION APPROVING IMPACT MITIGATION FEE  
PROGRAM REPORT; AND D) RESOLUTION APPROVING IMPACT MITIGATION  
FEE PROGRAM SCHEDULE OF FEES

PUBLISH DATE: SATURDAY, JUNE 30, 2012

**LEGAL AD**

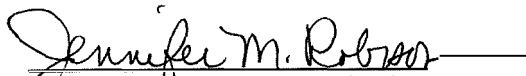
TEAR SHEETS WANTED: One (1) please

SEND AFFIDAVIT AND BILL TO:  
**LNS ACCT. #0510052**

RANDI JOHL, CITY CLERK  
City of Lodi  
P.O. Box 3006  
Lodi, CA 95241-1910

DATED: TUESDAY, JUNE 26, 2012

ORDERED BY RANDI JOHL  
CITY CLERK

  
JENNIFER M. ROBISON, CMC  
ASSISTANT CITY CLERK

MARIA BECERRA  
ADMINISTRATIVE CLERK

**Verify Appearance of this Legal in the Newspaper – Copy to File**

LNS	Faxed to the Sentinel at 369-1084 at _____ (time) on _____ (date) _____ (pages)
	Phoned to confirm receipt of all pages at _____ (time) _____ CF _____ MB _____ JMR (Initials)



## **DECLARATION OF POSTING**

### **PUBLIC HEARING TO CONSIDER:**

A) RESOLUTION APPROVING MASTER PLANS FOR WATER, WASTEWATER, STORM DRAINAGE, AND BICYCLE; B) CERTIFYING THE NEGATIVE DECLARATION AS ADEQUATE ENVIRONMENTAL DOCUMENTATION FOR THE MASTER PLANS FOR THE WATER, WASTEWATER, STORM DRAINAGE, AND BICYCLE; C) RESOLUTION APPROVING IMPACT MITIGATION FEE PROGRAM REPORT; AND D) RESOLUTION APPROVING IMPACT MITIGATION FEE PROGRAM SCHEDULE OF FEES

On Tuesday, June 26, 2012, in the City of Lodi, San Joaquin County, California, a Notice of Public Hearing to consider: a) Resolution approving Master Plans for Water, Wastewater, Storm Drainage, and Bicycle; **b) Certifying the Negative Declaration as adequate environmental documentation for the Master Plans for the Water, Wastewater, Storm Drainage, and Bicycle;** c) Resolution approving Impact Mitigation Fee Program Report; and d) Resolution approving Impact Mitigation Fee Program Schedule of Fees (attached and marked as Exhibit A) was posted at the following locations:


Lodi Public Library  
Lodi City Clerk's Office  
Lodi City Hall Lobby  
Lodi Carnegie Forum

I declare under penalty of perjury that the foregoing is true and correct.

Executed on June 26, 2012, at Lodi, California.

ORDERED BY:

RANDI JOHL  
CITY CLERK

  
JENNIFER M. ROBISON, CMC  
ASSISTANT CITY CLERK

\_\_\_\_\_  
MARIA BECERRA  
ADMINISTRATIVE CLERK



## **DECLARATION OF MAILING**

### **PUBLIC HEARING TO CONSIDER:**

**A) RESOLUTION APPROVING MASTER PLANS FOR WATER, WASTEWATER, STORM DRAINAGE, AND BICYCLE; B) CERTIFYING THE NEGATIVE DECLARATION AS ADEQUATE ENVIRONMENTAL DOCUMENTATION FOR THE MASTER PLANS FOR THE WATER, WASTEWATER, STORM DRAINAGE, AND BICYCLE; C) RESOLUTION APPROVING IMPACT MITIGATION FEE PROGRAM REPORT; AND D) RESOLUTION APPROVING IMPACT MITIGATION FEE PROGRAM SCHEDULE OF FEES**

On Tuesday, June 26, 2012, in the City of Lodi, San Joaquin County, California, I deposited in the United States mail, envelopes with first-class postage prepaid thereon, containing Notice of Public Hearing to consider: a) Resolution approving Master Plans for Water, Wastewater, Storm Drainage, and Bicycle; b) Certifying the Negative Declaration as adequate environmental documentation for the Master Plans for the Water, Wastewater, Storm Drainage, and Bicycle; c) Resolution approving Impact Mitigation Fee Program Report; and d) Resolution approving Impact Mitigation Fee Program Schedule of Fees, attached hereto marked Exhibit A. The mailing list for said matter is attached hereto, marked Exhibit B.

There is a regular daily communication by mail between the City of Lodi, California, and the places to which said envelopes were addressed.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on June 26, 2012, at Lodi, California.

ORDERED BY:

**RANDI JOHL**  
**CITY CLERK, CITY OF LODI**

  
JENNIFER M. ROBISON, CMC  
ASSISTANT CITY CLERK

\_\_\_\_\_  
MARIA BECERRA  
ADMINISTRATIVE CLERK



## CITY OF LODI

Carnegie Forum  
305 West Pine Street, Lodi

### NOTICE OF PUBLIC HEARING

Date: August 1, 2012

Time: 7:00 p.m.

For information regarding this notice please contact:

**Randi Johl,**  
City Clerk

Telephone: (209) 333-6702

**EXHIBIT A**

### NOTICE OF PUBLIC HEARING

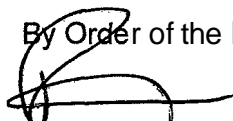
**NOTICE IS HEREBY GIVEN** that on **Wednesday, August 1, 2012**, at the hour of 7:00 p.m., or as soon thereafter as the matter may be heard, the City Council will conduct a public hearing at the Carnegie Forum, 305 West Pine Street, Lodi, to consider the following matter:

- a) **Resolution approving Master Plans for Water, Wastewater, Storm Drainage, and Bicycle;**
- b) **Certifying the Negative Declaration as adequate environmental documentation for the Master Plans for the Water, Wastewater, Storm Drainage, and Bicycle;**
- c) **Resolution approving Impact Mitigation Fee Program Report; and**
- d) **Resolution approving Impact Mitigation Fee Program Schedule of Fees.**

Information regarding this item may be obtained in the Public Works Department, 221 West Pine Street, Lodi, (209) 333-6706. All interested persons are invited to present their views and comments on this matter. Written statements may be filed with the City Clerk, City Hall, 221 West Pine Street, 2<sup>nd</sup> Floor, Lodi, 95240, at any time prior to the hearing scheduled herein, and oral statements may be made at said hearing.

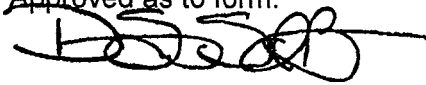
If you challenge the subject matter in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice or in written correspondence delivered to the City Clerk, 221 West Pine Street, at or prior to the close of the public hearing.

By Order of the Lodi City Council:

  
Randi Johl  
City Clerk

Dated: June 20, 2012

Approved as to form:

  
D. Stephen Schwabauer  
City Attorney

Public Hearing to Consider: a) Resolution approving Master Plans for Water, Wastewater, Storm Drainage, and Bicycle; b) Certifying Negative Declaration as adequate environmental documentation for the Master Plans for Water, Wastewater, Storm Drainage, and Bicycle; c) Resolution approving Impact Mitigation Fee Program Report; and d) Resolution approving Impact Mitigation Fee Program Schedule of Fees

**EXHIBIT B**

NAME	ADDRESS
AFREDBAKER	PO BOX 1510 LODI CA 95241-1510
DELMAR BATCH	11174 N DAVIS RD LODI CA 95242
STEVE SINNOCK KJELDSSEN SINNOCK & NEUDECK	PO BOX 844 STOCKTON CA 95201-0844
LOWELL FLEMMER KATZAKIAN WILLIAMS SHERMAN	777 S HAML LN STE A LODI CA 95242
JOHN GIANNONI GIANNONI DEVELOPMENT	1500 W EL CAMINO AVE STE 192 SACRAMENTO CA 95833
JEFFREY KIRST TOKAY DEVELOPMENT INC	PO BOX 1259 WOODBIDGE CA 95258
LUSD	1305 E VINE ST LODI CA 95240
BAUMBACH & PIAZZA STEVE PECHIN	323 W ELM ST LODI CA 95240
DARRELL SASAKI DRS REAL ESTATE APPRAISALS INC	1806 W KETTLEMAN LN STE G LODI CA 95242
RON THOMAS R THOMAS DEVELOPMENT INC	1209 W TOKAY LODI CA 95240
LEX CORALES SIEGFRIED & ASSOCIATES	4045 CORONADO AVE STOCKTON CA 95204
WENTLAND SNIDER MCINTOSH	301 S HAML LN STE A LODI CA 95242
TOM DAVIS LEE & ASSOCIATES	241 FRANK WEST CIR STE 300 STOCKTON CA 95206
SAN JOAQUIN PARTNERSHIP	2800 W MARCH LN STE 470 STOCKTON CA 95219
PAT PATRICK LODI DISTRICT CHAMBER OF COMMERCE	35 S SCHOOL ST LODI CA 95240
MARK CHANDLER EXEC DIRECTOR LODI WOODBRIDGE WINEGRAPE COMMISSION	2545 W TURNER RD LODI CA 95242
HARRIS & ASSOCIATES ALISON BOULEY	2315 ORCHARD PKWY STE 120 TRACY CA 95377
GOODWIN CONSULTING GROUP VICTOR IRZYK	555 UNIVERSITY AVE SJE 280 SACRAMENTO CA 95825
FEHR & PEERS JULIE MORGAN	100 PRINGLE AVE STE 600 WALNUT CREEK CA 94596
VALLIER DESIGN ASSOCIATES INC MARCIA VALLIER	210 WASHINGTON AVE STE G POINT RICHMOND CA 94801
BENNETT HOMES DENNIS BENNETT/RODNEY BOVEE	1610 W KETTLEMAN LN STE A LODI CA 95242
TOKAY DEVELOPMENT JEFFREY KIRST/KRYSTAL KIRST	222 W LOCKEFORD ST STE 1 LODI CA 95240
BROWMAN DEVELOPMENT COMPANY DARRYL BROWMAN/VIC DE MELO	1556 PARKSIDE DR WALNUT CREEK CA 94596

DILLON & MURPHY	PO BOX 2180 LODI CA 95241
DGP REAL ESTATE MICHAEL CAROUBA	1420 S MILLS AVE STE K LODI CA 95242
RPM COMPANY DALE GILLESPIE	1420 S MILLS AVE STE M LODI CA 95242
BIA OF THE DELTA JOHN BECKMAN	315 N SAN JOAQUIN ST STE 202 STOCKTON CA 95202
FCB HOMES TOM DOUCETTE	10100 TRINITY PKWY STE 420 STOCKTON CA 95219
MUNSON CONSTRUCTION TIM MUNSON/RUSS MUNSON	PO BOX 643 WOODBIDGE CA 95258
JBT PROPERTY MGMT MATT DOBBINS	1901 W KETTLEMAN LN STE 102 LODI CA 95242
HESELTINE REALTY	312 S CRESCENT AVE LODI CA 95240